

**PLACENTIA PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING**

September 14, 2021

The regular meeting of the Placentia Planning Commission of September 14, 2021 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Perez.

**ROLL CALL:**

**PRESENT (VIDEO CONFERENCE):** Commissioners Evans, Keller, Lee, Polichetti,  
Perez, Rocke

**ABSENT:** Schaefer

**OTHERS PRESENT:** Kathya Firlik, Assistant City Attorney  
Joseph M. Lambert, Director of Development Services  
Andrew Gonzales, Senior Planner  
Lesley Whittaker, Associate Planner  
Sylvia Minjares, Office Assistant  
John Douglas, City Consultant

Vice Chair Perez excused Chair Schaefer for due cause.

**PLEDGE OF ALLEGIANCE:** Commissioner Rocke

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

1. **Planning Commission Meeting Minutes – July 13, 2021**  
**Recommended Actions:** Approve

**Motion by Polichetti, second by Keller carried on a (6-0-1-0) vote to approve the recommended actions.**

**Ayes:** Evans, Keller, Lee, Perez, Polichetti, Rocke  
**Noes:** None  
**Absent:** Schaefer  
**Abstain:** None

**REGULAR AGENDA:**

1. **Applicant:** City of Placentia  
**Project Location:** Citywide

**Second Presentation and Discussion Regarding the 2021 Update to the Housing Element of the General Plan**

**Recommended Actions:** It is recommended that the Planning Commission take the following actions:

1. That the Planning Commission receive a second presentation from Staff and the City's consultant regarding the ongoing 2021 update to the Housing Element of the General Plan. The intent of the presentation is to further brief the Planning Commission regarding the timeline and actions that will be required to update the Housing Element of the General Plan in conformance with State law; and
2. Receive the staff report, presentation materials and consider all public testimony. Conduct a discussion and ask Staff and the City's consultant questions as deemed appropriate; and
3. Receive and File the staff report and presentation materials.

Director of Development Services Joseph Lambert introduced the City's Consultant John Douglas and briefly discussed his background and experience with the current Housing Element, and proposed update.

Mr. Douglas and Mr. Lambert provided a slide presentation covering the required components of the Housing Element for the upcoming 6<sup>th</sup> planning cycle. He also described state requirements, guiding principals, definition of affordable housing, key requirements for housing persons with special needs, RHNA plan and requirements mandated by State law, sites inventory for possible rezoning, and the next steps in the process.

Mr. Lambert and Mr. Douglas responded to the Commissioners' questions regarding housing for persons with special needs, current vacant land within the City, approaching property owners, RHNA goals, penalties for not meeting RHNA numbers, General Plan consistency and inconsistency examples, how far from being built out the City is, zoning to accommodate RHNA, and units per acre.

No public comments were received.

**PUBLIC HEARINGS:       None**

**OLD BUSINESS:         None**

**NEW BUSINESS:        None**

**DEVELOPMENT REPORT:**

Director of Development Services Joseph Lambert informed the Commission that a Special Meeting may be scheduled for September 28, 2021.

Mr. Lambert provided updates regarding The Herald, JPI Development, USA Properties, Shea Homes, Brandywine Homes, Village Plaza Phase 2, and a new construction project

at 736 Richfield.

**DIRECTOR'S REPORT:**               None

**PLANNING COMMISSION REQUESTS:**

Commissioner Rocke expressed his concern regarding overgrown grass at the Post Office. Staff will address this with Public Works.

**ADJOURNMENT:**

Vice Chair Perez closed the Planning Commission Regular Meeting at 8:01 p.m. to the regular meeting of Tuesday, October 12, 2021 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**

  
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Joseph M. Lambert,  
Secretary to the Planning Commission